

Planning Commission Work Session
Minutes - February 9, 2026

1. Call to Order: Chairman Mehserle called the meeting to order at 5:30 pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Ross, Shelton, Story and Wharton were present.

Staff: Joe Duffy – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

3. Citizens with Input – None
4. Old Business
 - a. Continued discussion of amendments to Short-Term Rentals

Ms. Carson advised still waiting to hear from the city attorney regarding the legality of creating a buffer near the vicinity of schools; a map was provided to show the buffers at 500/1000/2000 feet. Ms. Carson provided police report data, there were three calls, not related to the rentals themselves and there were no other calls or complaints. It was asked how many homes would be affected with the proposed buffer; Mr. Duffy advised the current ordinance is already strict with the current buffer and application process. Mr. Duffy asked if there should be a limit on them, such as by population. Commissioner Guidry voiced concern with the impact on the neighborhood. Discussion ensued on this as well as the rights of the property owner. Ms. Carson noted the current buffer is protecting the area. On conclusion of the discussion, the majority decided to keep the current regulations in place.

- b. Continued discussion of proposed text amendment for non-residential district sign standards

Mr. Duffy provided an update from previous discussion which included a definition and the proposed amendment. Commissioner Wharton asked how the sign size was determined and what it was defined by; Mr. Duffy advised the amendment provides for the administrator's review; it was suggested limiting to a potential number as it relates to the tenant occupancy or a percentage of the entire building square footage; concern was voiced that a larger than anticipated sign could be had and should the burden be on staff to determine. Chairman Mehserle inquired if the current procedure is impacting development and want to be fair for all applications; Mr. Duffy advised the city is seeing more multi-tenant development and this will address the need for a building identifier. Discussion ensued with regard to allowable size and concerns with placing the burden of the decision on the administrator; in conclusion it was requested of staff to research other cities for similar ordinances for more guidance.

5. New Business
 - a. Vape shops

Mr. Duffy provided a draft of a proposed amendment which provides for a definition and the core regulations that would limit the number based on population and advised the city attorney is reviewing. The Commission concurred for staff to move forward.

- b. Interstate Corridor Overlay District (IC) - Sign Standards, Table 6-9-2

Mr. Duffy, at the request of administration, was asked to review the sign height standards for the Interstate Corridor District; the current ordinance does not address the specific district and allows only a 20-foot-high pole sign; the proposal would allow for 100 feet, and only for parcels abutting I-75. Questions arose with the impact currently not allowing and what parcels would be affected, as there could be an abundant number of signs that could possibly be permitted. Staff was asked to bring back information regarding the affected parcels for further discussion.

6. Chairman Item(s)
 - a. Density requirements – tabled to a later work session
7. Other Business – None
8. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:53pm.